

HOUSING NOW

Greater Toronto Area



Canada Mortgage and Housing Corporation

Date Released: December 2007

New Home Starts Strong Through November

Total new home starts in the Greater Toronto Area (GTA) were strong in November as compared to the same month last year. A total of 4,125 units started construction last month, up 11.5 per cent from the same month last year. However, despite the year-over-year increase,

total starts were down year-to-date compared to the first 11 months of 2006.

The construction of multiple-family home types (semi-detached houses, row houses and apartments) through the first 11 months of the year continued to be most popular, representing 55 per cent of total starts. This share, however, was down from the 60 per cent level experienced in the January through November period in 2006. The

Figure 1

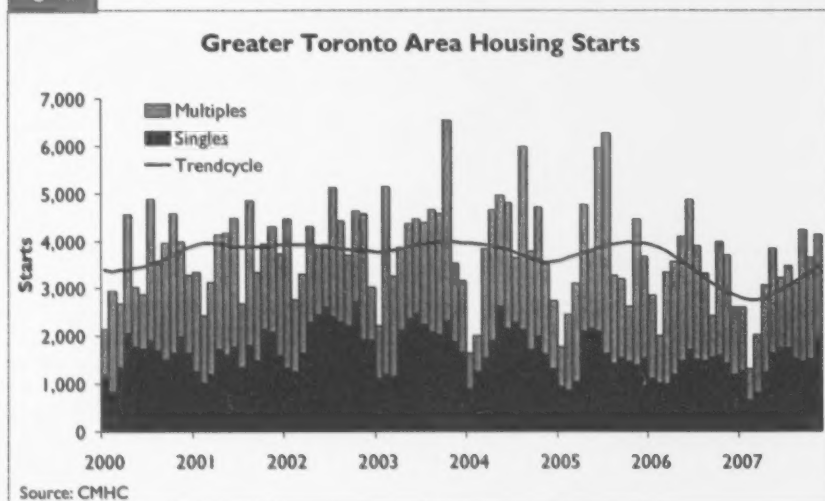


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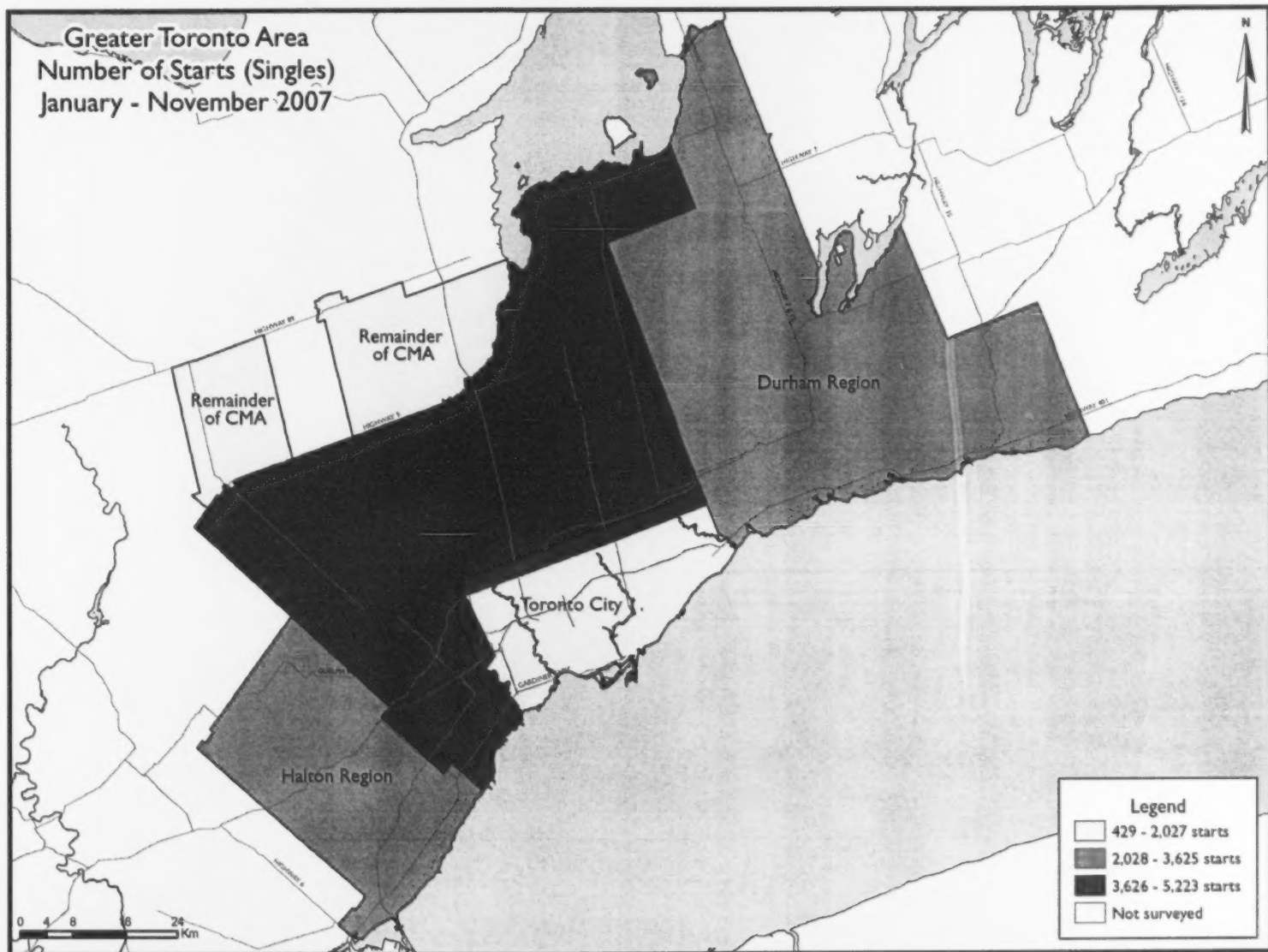
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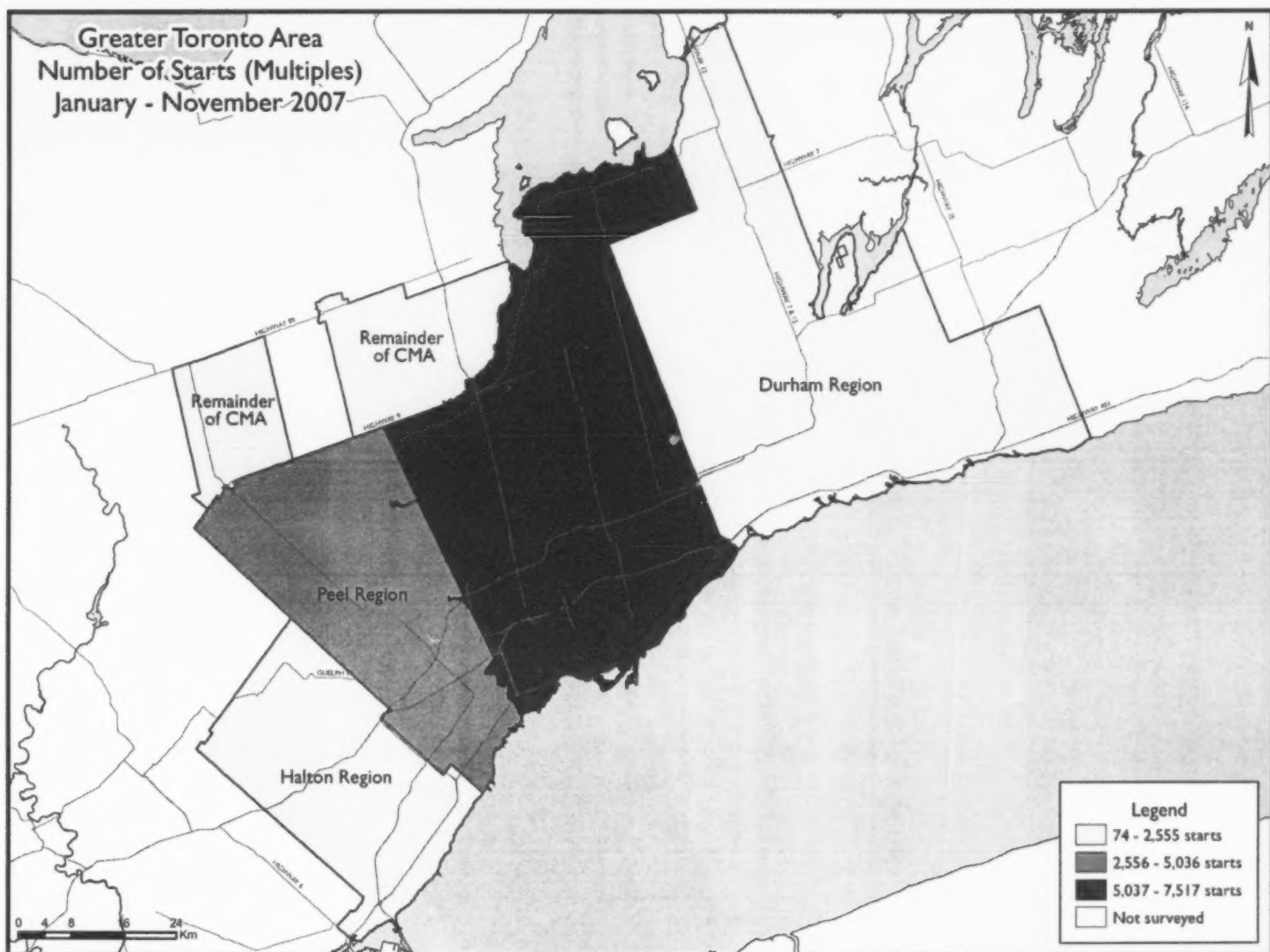
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 HOME TO CANADIANS

decline in the share of multiple-family home construction was due to fewer condominium apartment completions this year. With a record number of

condominium apartments under construction and only half the completions compared to last year, builders have found it difficult to

shift resources to new projects waiting in the pipeline.





ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby
Remainder of CMA	Bradford / West Gwillimbury, Town of Mono, New Tecumseth, Orangeville

HOUSING NOW REPORT TABLES

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- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ** Percent change > 200%
- Nil or zero
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Activity Summary of Toronto CMA
November 2007

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
November 2007	1,800	348	280	1	148	1,238	0	36	3,851
November 2006	1,251	352	466	1	37	975	0	299	3,381
% Change	43.9	-1.1	-39.9	0.0	**	27.0	n/a	-88.0	13.9
Year-to-date 2007	13,815	2,716	4,180	28	1,207	9,291	4	634	31,875
Year-to-date 2006	12,997	2,530	3,481	48	1,282	12,873	8	1,379	34,598
% Change	6.3	7.4	20.1	-41.7	-5.9	-27.8	-50.0	-54.0	-7.9
UNDER CONSTRUCTION									
November 2007	10,215	1,736	3,875	29	885	27,933	4	2,398	47,075
November 2006	9,141	1,510	2,909	27	970	25,835	14	2,407	42,813
% Change	11.7	15.0	33.2	7.4	-8.8	8.1	-71.4	-0.4	10.0
COMPLETIONS									
November 2007	1,366	264	313	1	167	628	0	278	3,017
November 2006	1,452	304	235	6	163	261	8	0	2,429
% Change	-5.9	-13.2	33.2	-83.3	-2.5	140.6	-100.0	n/a	24.2
Year-to-date 2007	12,840	2,454	3,418	23	1,339	6,878	0	633	27,585
Year-to-date 2006	13,694	2,869	3,608	55	1,864	12,542	32	888	35,552
% Change	-6.2	-14.5	-5.3	-58.2	-28.2	-45.2	-100.0	-28.7	-22.4
COMPLETED & NOT ABSORBED									
November 2007	381	67	96	0	26	214	14	182	980
November 2006	294	35	150	0	35	708	8	214	1,444
% Change	29.6	91.4	-36.0	n/a	-25.7	-69.8	75.0	-15.0	-32.1
ABSORBED									
November 2007	1,343	264	324	1	168	656	0	112	2,868
November 2006	1,421	309	199	6	147	261	0	5	2,348
% Change	-5.5	-14.6	62.8	-83.3	14.3	151.3	n/a	**	22.1
Year-to-date 2007	12,826	2,443	3,467	23	1,351	7,216	8	540	27,874
Year-to-date 2006	13,759	2,923	3,607	56	1,857	12,359	25	689	35,275
% Change	-6.8	-16.4	-3.9	-58.9	-27.2	-41.6	-68.0	-21.6	-21.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1b: Housing Activity Summary of Oshawa CMA
November 2007

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
November 2007	156	0	62	0	51	0	0	0	269
November 2006	153	0	34	0	40	72	1	0	300
% Change	2.0	n/a	82.4	n/a	27.5	-100.0	-100.0	n/a	-10.3
Year-to-date 2007	1,640	12	164	0	121	131	0	146	2,214
Year-to-date 2006	2,002	18	259	0	123	486	1	0	2,889
% Change	-18.1	-33.3	-36.7	n/a	-1.6	-73.0	-100.0	n/a	-23.4
UNDER CONSTRUCTION									
November 2007	1,241	10	172	0	150	239	0	146	1,958
November 2006	1,385	10	204	0	127	558	1	0	2,285
% Change	-10.4	0.0	-15.7	n/a	18.1	-57.2	-100.0	n/a	-14.3
COMPLETIONS									
November 2007	164	0	5	0	6	215	0	0	390
November 2006	162	2	12	0	9	0	0	0	185
% Change	1.2	-100.0	-58.3	n/a	-33.3	n/a	n/a	n/a	110.8
Year-to-date 2007	1,725	10	183	0	92	449	1	0	2,460
Year-to-date 2006	1,887	18	219	0	15	240	16	4	2,399
% Change	-8.6	-44.4	-16.4	n/a	**	87.1	-93.8	-100.0	2.5
COMPLETED & NOT ABSORBED									
November 2007	45	3	19	0	10	85	0	0	162
November 2006	45	2	19	0	0	2	0	0	68
% Change	0.0	50.0	0.0	n/a	n/a	**	n/a	n/a	138.2
ABSORBED									
November 2007	162	0	6	0	3	214	0	0	385
November 2006	161	1	11	0	9	0	0	0	182
% Change	0.6	-100.0	-45.5	n/a	-66.7	n/a	n/a	n/a	111.5
Year-to-date 2007	1,723	9	179	0	82	366	1	0	2,360
Year-to-date 2006	1,848	16	220	0	16	241	16	4	2,361
% Change	-6.8	-43.8	-18.6	n/a	**	51.9	-93.8	-100.0	0.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1c: Housing Activity Summary of Greater Toronto Area
November 2007**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
November 2007	1,971	338	342	1	199	1,238	0	36	4,125
November 2006	1,418	352	507	0	75	1,047	1	299	3,699
% Change	39.0	-4.0	-32.5	n/a	165.3	18.2	-100.0	-68.0	11.5
Year-to-date 2007	15,587	2,784	4,433	18	1,506	9,510	4	780	34,622
Year-to-date 2006	15,076	2,632	3,922	12	1,539	13,359	17	1,454	38,011
% Change	3.4	5.8	13.0	50.0	-2.1	-28.8	-76.5	-46.4	-8.9
UNDER CONSTRUCTION									
November 2007	11,595	1,800	4,149	18	1,135	28,239	4	2,544	49,484
November 2006	10,755	1,524	3,269	9	1,209	26,531	47	2,482	45,826
% Change	7.8	18.1	26.9	100.0	-6.1	6.4	-91.5	2.5	8.0
COMPLETIONS									
November 2007	1,530	268	350	0	183	843	0	386	3,560
November 2006	1,613	304	227	0	176	261	8	0	2,589
% Change	-5.1	-11.8	54.2	n/a	4.0	222	-100.0	n/a	37.5
Year-to-date 2007	14,724	2,468	3,738	7	1,614	7,486	37	708	30,782
Year-to-date 2006	15,670	3,015	3,926	24	2,009	13,064	67	1,050	38,825
% Change	-6.0	-18.1	-4.8	-70.8	-19.7	-42.7	-44.8	-32.6	-20.7
COMPLETED & NOT ABSORBED									
November 2007	432	70	116	0	48	323	15	222	1,226
November 2006	346	39	168	0	38	735	12	372	1,710
% Change	24.9	79.5	-31.0	n/a	26.3	-56.1	25.0	-40.3	-28.3
ABSORBED									
November 2007	1,498	268	364	0	179	870	0	184	3,363
November 2006	1,575	308	189	0	160	261	1	5	2,499
% Change	-4.9	-13.0	92.6	n/a	11.9	233	-100.0	360	34.6
Year-to-date 2007	14,632	2,459	3,781	7	1,607	7,742	48	766	31,042
Year-to-date 2006	15,592	3,065	3,927	25	2,000	12,877	62	693	38,241
% Change	-6.2	-19.8	-3.7	-72.0	-19.7	-39.9	-22.6	10.5	-18.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
November 2007

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Toronto City									
November 2007	150	2	62	0	0	1,238	0	11	1,463
November 2006	111	2	45	0	0	975	0	299	1,432
York Region									
November 2007	693	72	126	1	110	0	0	0	1,002
November 2006	378	80	150	0	12	0	0	0	620
Peel Region									
November 2007	624	206	5	0	6	0	0	25	866
November 2006	399	208	200	0	15	0	0	0	822
Halton Region									
November 2007	208	14	60	0	32	0	0	0	314
November 2006	279	16	18	0	0	0	0	0	313
Durham Region									
November 2007	296	44	89	0	51	0	0	0	480
November 2006	251	46	94	0	48	72	1	0	512
Toronto CMA									
November 2007	1,800	348	280	1	148	1,238	0	36	3,851
November 2006	1,251	352	466	1	37	975	0	299	3,381
Oshawa CMA									
November 2007	156	0	62	0	51	0	0	0	269
November 2006	153	0	34	0	40	72	1	0	300
Greater Toronto Area									
November 2007	1,971	338	342	1	199	1,238	0	36	4,125
November 2006	1,418	352	507	0	75	1,047	1	299	3,699

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
November 2007

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Toronto City									
November 2007	1,237	230	1,361	0	131	21,263	0	1,685	25,907
November 2006	985	140	414	0	230	19,908	14	1,674	23,365
York Region									
November 2007	3,356	464	1,062	1	316	2,749	4	68	8,020
November 2006	3,070	474	1,076	5	227	2,056	0	71	6,979
Peel Region									
November 2007	3,609	798	570	2	121	3,356	0	645	9,101
November 2006	2,676	680	527	3	381	3,471	0	629	8,367
Halton Region									
November 2007	1,489	144	649	0	387	632	0	0	3,301
November 2006	1,378	108	657	1	185	538	32	108	3,007
Durham Region									
November 2007	1,904	164	507	15	180	239	0	146	3,155
November 2006	2,647	122	595	0	186	558	1	0	4,109
Toronto CMA									
November 2007	10,215	1,736	3,875	29	885	27,933	4	2,398	47,075
November 2006	9,141	1,510	2,909	27	970	25,835	14	2,407	42,813
Oshawa CMA									
November 2007	1,241	10	172	0	150	239	0	146	1,958
November 2006	1,385	10	204	0	127	558	1	0	2,285
Greater Toronto Area									
November 2007	11,595	1,800	4,149	18	1,135	28,239	4	2,544	49,484
November 2006	10,756	1,524	3,269	9	1,209	26,531	47	2,482	45,827

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
November 2007

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Toronto City									
November 2007	171	0	40	0	0	365	0	278	854
November 2006	114	16	63	0	57	213	8	0	471
York Region									
November 2007	523	122	201	0	13	236	0	0	1,095
November 2006	513	136	78	0	35	48	0	0	810
Peel Region									
November 2007	339	122	37	0	81	12	0	0	591
November 2006	403	126	0	0	71	0	0	0	600
Halton Region									
November 2007	207	20	62	0	83	15	0	108	495
November 2006	271	20	37	0	4	0	0	0	332
Durham Region									
November 2007	290	4	10	0	6	215	0	0	525
November 2006	312	6	49	0	9	0	0	0	376
Toronto CMA									
November 2007	1,366	264	313	1	167	628	0	278	3,017
November 2006	1,452	304	235	6	163	261	8	0	2,429
Oshawa CMA									
November 2007	164	0	5	0	6	215	0	0	390
November 2006	162	2	12	0	9	0	0	0	185
Greater Toronto Area									
November 2007	1,530	268	350	0	183	843	0	386	3,560
November 2006	1,613	304	227	0	176	261	8	0	2,589

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
November 2007

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Toronto City									
November 2007	128	11	20	0	0	168	14	182	523
November 2006	147	17	116	0	2	687	8	214	1,191
York Region									
November 2007	48	5	14	0	17	46	0	0	130
November 2006	30	2	9	0	0	17	0	0	58
Peel Region									
November 2007	141	28	9	0	5	0	0	0	183
November 2006	55	10	7	0	32	2	0	0	106
Halton Region									
November 2007	49	1	11	0	16	24	1	40	142
November 2006	57	7	16	0	4	27	4	158	273
Durham Region									
November 2007	66	25	62	0	10	85	0	0	248
November 2006	57	3	20	0	0	2	0	0	82
Toronto CMA									
November 2007	381	67	96	0	26	214	14	182	980
November 2006	294	35	150	0	35	708	8	214	1,444
Oshawa CMA									
November 2007	45	3	19	0	10	85	0	0	162
November 2006	45	2	19	0	0	2	0	0	68
Greater Toronto Area									
November 2007	432	70	116	0	48	323	15	222	1,226
November 2006	346	39	168	0	38	735	12	372	1,710

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
November 2007

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
Toronto City									
November 2007	181	1	45	0	0	373	0	112	712
November 2006	81	16	22	0	57	215	0	5	396
York Region									
November 2007	517	122	210	0	16	256	0	0	1,121
November 2006	508	136	73	0	35	44	0	0	796
Peel Region									
November 2007	312	121	37	0	78	12	0	0	560
November 2006	412	136	10	0	52	0	0	0	610
Halton Region									
November 2007	194	20	62	0	81	15	0	72	444
November 2006	259	16	33	0	4	2	1	0	315
Durham Region									
November 2007	294	4	10	0	4	214	0	0	526
November 2006	315	4	51	0	12	0	0	0	382
Toronto CMA									
November 2007	1,343	264	324	1	168	656	0	112	2,868
November 2006	1,421	309	199	6	147	261	0	5	2,348
Oshawa CMA									
November 2007	162	0	6	0	3	214	0	0	385
November 2006	161	1	11	0	9	0	0	0	182
Greater Toronto Area									
November 2007	1,498	268	364	0	179	870	0	184	3,363
November 2006	1,575	308	189	0	160	261	1	5	2,499

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2a: History of Housing Starts of Toronto CMA
1997 - 2006

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2006	14,072	2,792	3,860	48	1,411	13,338	8	1,551	37,080
% Change	-10.6	-16.2	-17.7	-5.9	-19.4	-7.2	-93.3	1.4	-10.9
2005	15,746	3,333	4,690	51	1,751	14,376	119	1,530	41,596
% Change	-17.0	-5.2	7.5	-47.4	18.7	15.5	133.3	28.9	-1.2
2004	18,979	3,514	4,362	97	1,475	12,450	51	1,187	42,115
% Change	-3.1	-26.5	-1.4	136.6	29.3	-6.3	-67.3	-35.0	-7.4
2003	19,585	4,782	4,422	41	1,141	13,291	156	1,825	45,475
% Change	-11.2	-8.1	4.4	-35.9	-29.4	46.4	-49.2	51.6	3.8
2002	22,049	5,206	4,235	64	1,616	9,081	307	1,204	43,805
% Change	31.3	-6.7	27.7	28.0	8.2	-28.7	56.6	58.4	6.8
2001	16,793	5,582	3,317	50	1,494	12,738	196	760	41,017
% Change	-1.6	0.3	-27.8	-2.0	5.1	27.6	36.1	**	5.2
2000	17,068	5,564	4,595	51	1,422	9,981	144	133	38,982
% Change	10.0	13.0	26.4	**	-31.4	20.7	125.0	-66.0	11.7
1999	15,519	4,923	3,635	13	2,074	8,270	64	391	34,904
% Change	22.5	59.6	14.6	-45.8	-10.9	85.3	**	160.7	34.7
1998	12,672	3,084	3,172	24	2,328	4,463	17	150	25,910
% Change	-10.7	17.9	18.8	200.0	-19.6	51.8	88.9	-37.8	1.3
1997	14,195	2,615	2,671	8	2,895	2,940	9	241	25,574

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Oshawa CMA
1997 - 2006

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2006	2,108	18	259	0	123	486	1	0	2,995
% Change	-8.4	80.0	5.3	n/a	**	54.8	-97.3	-100.0	2.1
2005	2,301	10	246	0	22	314	37	4	2,934
% Change	-2.3	-85.3	-49.9	n/a	-21.4	49.5	n/a	n/a	-6.9
2004	2,356	68	491	0	28	210	0	0	3,153
% Change	-23.4	-60.5	-10.6	n/a	n/a	191.7	n/a	-100.0	-19.3
2003	3,074	172	549	0	0	72	0	40	3,907
% Change	4.0	83.0	86.1	n/a	-100.0	-20.0	-100.0	n/a	11.9
2002	2,955	94	295	0	40	90	16	0	3,490
% Change	45.0	34.3	-31.6	n/a	n/a	n/a	-27.3	n/a	36.3
2001	2,038	70	431	0	0	0	22	0	2,561
% Change	-5.3	-18.6	5.4	n/a	-100.0	n/a	n/a	-100.0	-10.9
2000	2,152	86	409	0	99	0	0	128	2,874
% Change	0.1	**	123.5	n/a	15.1	n/a	-100.0	n/a	16.7
1999	2,150	6	183	0	86	0	38	0	2,463
% Change	53.6	-25.0	-38.6	n/a	75.5	n/a	n/a	-100.0	40.0
1998	1,400	8	298	0	49	0	0	4	1,759
% Change	-19.4	-84.0	74.3	n/a	-10.9	-100.0	n/a	n/a	-14.8
1997	1,736	50	171	0	55	52	0	0	2,064

Source: CMHC (Starts and Completions Survey)

Table 1.2c: History of Housing Starts in the Greater Toronto Area
1997 - 2006

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2006	16,277	2,894	4,288	12	1,673	13,824	17	1,626	40,611
% Change	-11.5	-14.5	-15.2	-65.7	-16.0	-6.6	-90.0	-3.9	-10.8
2005	18,400	3,385	5,059	35	1,992	14,800	170	1,692	45,533
% Change	-14.7	-7.4	-0.3	-12.5	23.9	13.5	120.8	27.9	-1.9
2004	21,570	3,656	5,074	40	1,608	13,041	77	1,323	46,393
% Change	-5.3	-27.1	-3.5	**	14.0	-3.3	-50.6	-29.1	-7.6
2003	22,770	5,016	5,259	1	1,411	13,482	156	1,865	50,207
% Change	-9.9	-6.1	7.1	-96.3	-28.4	47.1	-52.1	54.9	4.0
2002	25,277	5,342	4,911	27	1,970	9,168	326	1,204	48,274
% Change	32.2	-6.6	26.3	17.4	18.7	-30.2	48.2	58.4	8.2
2001	19,120	5,722	3,889	23	1,659	13,141	220	760	44,620
% Change	-1.6	-0.2	-24.5	109.1	-0.3	30.0	52.8	191.2	4.9
2000	19,434	5,736	5,150	11	1,664	10,108	144	261	42,532
% Change	10.7	13.8	30.7	n/a	-29.2	10.8	34.6	-33.2	10.4
1999	17,563	5,039	3,940	0	2,349	9,119	107	391	38,523
% Change	23.8	56.1	1.8	-100.0	-9.5	90.9	**	153.9	33.5
1998	14,188	3,228	3,872	24	2,595	4,777	17	154	28,855
% Change	-6.9	25.7	40.0	-47.8	11.2	**	88.9	-35.0	17.6
1997	15,246	2,567	2,765	46	2,333	1,332	9	237	24,535

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
November 2007

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2007	Nov 2006	Nov 2007	Nov 2006	Nov 2007	Nov 2006	Nov 2007	Nov 2006	Nov 2007	Nov 2006	% Change
Toronto City	150	111	2	2	62	45	1,249	1,274	1,463	1,432	-2.2
Toronto	17	10	2	2	0	6	355	1,274	374	1,292	-71.1
East York	3	0	0	0	0	0	0	0	3	0	n/a
Etobicoke	16	6	0	0	0	31	0	0	16	37	-56.8
North York	50	77	0	0	37	0	302	0	389	77	**
Scarborough	59	18	0	0	25	0	592	0	676	18	**
York	5	0	0	0	0	8	0	0	5	8	-37.5
York Region	694	378	86	80	222	162	0	0	1,002	620	61.6
Aurora	48	4	0	0	0	24	0	0	48	28	71.4
East Gwillimbury	5	3	0	0	6	0	0	0	11	3	**
Georgina Township	30	11	0	0	0	0	0	0	30	11	172.7
King Township	5	0	0	0	0	0	0	0	5	0	n/a
Markham	160	68	24	16	79	75	0	0	263	159	65.4
Newmarket	49	0	0	0	0	0	0	0	49	0	n/a
Richmond Hill	61	28	14	4	32	22	0	0	107	54	98.1
Vaughan	278	167	38	46	101	35	0	0	417	248	68.1
Whitchurch-Stouffville	58	97	10	14	4	6	0	0	72	117	-38.5
Peel Region	624	399	206	208	11	215	25	0	866	822	5.4
Brampton	376	266	196	134	5	99	0	0	577	499	15.6
Caledon	7	7	0	0	0	9	25	0	32	16	100.0
Mississauga	241	126	10	74	6	107	0	0	257	307	-16.3
Halton Region	208	279	14	16	87	18	5	0	314	313	0.3
Burlington	45	49	0	0	0	10	0	0	45	59	-23.7
Halton Hills	10	5	0	0	0	0	0	0	10	5	100.0
Milton	81	168	12	0	32	0	5	0	130	168	-22.6
Oakville	72	57	2	16	55	8	0	0	129	81	59.3
Durham Region	296	252	44	46	140	142	0	72	480	512	-6.3
Ajax	105	69	44	46	0	54	0	0	149	169	-11.8
Brock	0	0	0	0	0	0	0	0	0	0	n/a
Clarington	28	43	0	0	16	40	0	72	44	155	-71.6
Oshawa	85	67	0	0	17	16	0	0	102	83	22.9
Pickering	7	11	0	0	27	0	0	0	34	11	**
Scugog	0	0	0	0	0	0	0	0	0	0	n/a
Uxbridge	28	18	0	0	0	14	0	0	28	32	-12.5
Whitby	43	44	0	0	80	18	0	0	123	62	98.4
Remainder of Toronto CMA	30	36	10	2	0	3	0	0	40	41	-2.4
Bradford West Gwillimbury	18	31	0	0	0	0	0	0	18	31	-41.9
Town of Mono	5	3	0	0	0	0	0	0	5	3	66.7
New Tecumseth	4	1	10	2	0	0	0	0	14	3	**
Orangeville	3	1	0	0	0	3	0	0	3	4	-25.0
Toronto CMA	1,801	1,252	362	354	409	501	1,279	1,274	3,851	3,381	13.9
Oshawa CMA	156	154	0	0	113	74	0	72	269	300	-10.3
Greater Toronto Area (GTA)	1,972	1,419	352	352	522	582	1,279	1,346	4,125	3,699	11.5

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - November 2007

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD	YTD	YTD	YTD	YTD	YTD	YTD	YTD	YTD	YTD	%
	2007	2006	2007	2006	2007	2006	2007	2006	2007	2006	Change
Toronto City	1,138	1,219	266	190	794	791	6,457	9,689	8,655	11,089	-27.2
Toronto	134	144	44	30	95	315	3,221	6,176	3,494	6,665	-47.6
East York	47	28	4	2	0	10	0	87	51	127	-59.8
Etobicoke	126	124	6	86	159	166	600	869	891	1,245	-28.4
North York	544	498	168	28	265	64	1,563	1,665	2,540	2,255	12.6
Scarborough	264	399	38	34	254	228	840	475	1,396	1,136	22.9
York	23	26	6	10	21	8	0	417	50	461	-89.2
York Region	5,223	4,871	1,016	1,066	1,745	1,688	2,640	1,650	10,624	9,275	14.5
Aurora	258	140	0	0	55	242	0	0	313	382	-18.1
East Gwillimbury	36	97	4	0	118	9	0	0	158	106	49.1
Georgina Township	145	221	0	4	0	0	0	0	145	225	-35.6
King Township	21	25	0	0	0	0	0	0	21	25	-16.0
Markham	925	1,381	200	462	356	709	2,139	688	3,620	3,240	11.7
Newmarket	268	175	28	152	101	129	71	0	468	456	2.6
Richmond Hill	618	692	40	84	251	190	205	408	1,114	1,374	-18.9
Vaughan	2,095	1,580	560	296	787	342	225	554	3,667	2,772	32.3
Whitchurch-Stouffville	857	560	184	68	77	67	0	0	1,118	695	60.9
Peel Region	3,586	3,355	1,076	1,010	862	911	942	2,604	7,466	7,888	-5.1
Brampton	3,787	2,548	792	762	490	402	0	0	5,069	3,712	36.6
Caledon	46	78	14	18	0	19	25	0	85	115	-26.1
Mississauga	753	729	270	230	372	498	917	2,604	2,312	4,061	-43.1
Halton Region	2,207	2,164	270	312	1,517	1,086	301	384	4,295	3,946	8.9
Burlington	498	345	66	102	331	398	88	108	983	953	3.1
Halton Hills	192	172	2	24	121	77	0	0	315	273	15.4
Milton	649	823	166	140	588	224	213	0	1,616	1,187	36.1
Oakville	868	824	36	46	477	387	0	276	1,381	1,533	-9.9
Durham Region	2,451	3,480	186	156	668	888	277	489	3,582	5,011	-28.5
Ajax	509	1,128	162	132	276	448	0	0	947	1,708	-44.6
Brock	12	14	0	0	0	0	0	1	12	15	-20.0
Clarington	447	507	0	4	102	62	0	270	549	843	-34.9
Oshawa	666	858	4	4	40	147	6	0	716	1,009	-29.0
Pickering	106	108	10	6	57	44	0	2	173	160	8.1
Scugog	41	63	0	0	0	0	0	0	41	63	-34.9
Uxbridge	143	164	2	0	50	14	0	0	195	178	9.6
Whitby	527	638	8	10	143	173	271	216	949	1,037	-8.5
Remainder of Toronto CMA	429	381	24	16	50	77	0	33	503	507	-0.8
Bradford West Gwillimbury	229	71	0	0	0	0	0	0	229	71	**
Town of Mono	58	33	0	0	0	0	0	0	58	33	75.8
New Tecumseth	84	245	24	16	50	67	0	33	158	361	-56.2
Orangeville	58	32	0	0	0	10	0	0	58	42	38.1
Toronto CMA	13,843	13,045	2,760	2,630	5,020	4,669	10,252	14,254	31,875	34,598	-7.9
Oshawa CMA	1,640	2,003	12	18	285	382	277	486	2,214	2,889	-23.4
Greater Toronto Area (GTA)	15,605	15,089	2,814	2,734	5,586	5,372	10,617	14,816	34,622	38,011	-9.9

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
November 2007**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2007	Nov 2006	Nov 2007	Nov 2006	Nov 2007	Nov 2006	Nov 2007	Nov 2006
Toronto City	61	45	0	0	1,238	975	11	299
Toronto	0	6	0	0	344	975	11	299
East York	0	0	0	0	0	0	0	0
Etobicoke	0	31	0	0	0	0	0	0
North York	37	0	0	0	302	0	0	0
Scarborough	25	0	0	0	592	0	0	0
York	0	8	0	0	0	0	0	0
York Region	222	162	0	0	0	0	0	0
Aurora	0	24	0	0	0	0	0	0
East Gwillimbury	6	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	79	75	0	0	0	0	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	32	22	0	0	0	0	0	0
Vaughan	101	35	0	0	0	0	0	0
Whitchurch-Stouffville	4	6	0	0	0	0	0	0
Peel Region	11	215	0	0	0	0	25	0
Brampton	5	99	0	0	0	0	0	0
Caledon	0	9	0	0	0	0	25	0
Mississauga	6	107	0	0	0	0	0	0
Halton Region	87	18	0	0	5	0	0	0
Burlington	0	10	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	32	0	0	0	5	0	0	0
Oakville	55	8	0	0	0	0	0	0
Durham Region	140	142	0	0	0	72	0	0
Ajax	0	54	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	16	40	0	0	0	72	0	0
Oshawa	17	16	0	0	0	0	0	0
Pickering	27	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	14	0	0	0	0	0	0
Whitby	80	18	0	0	0	0	0	0
Remainder of Toronto CMA	0	3	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	3	0	0	0	0	0	0
Toronto CMA	409	501	0	0	1,243	975	36	299
Oshawa CMA	113	74	0	0	0	72	0	0
Greater Toronto Area (GTA)	522	582	0	0	1,243	1,047	36	299

Source: CMHC (Starts and Completions Survey)

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - November 2007**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Toronto City	794	783	0	8	5,920	8,370	537	1,319
Toronto	95	307	0	8	3,169	5,399	52	777
East York	0	10	0	0	0	87	0	0
Etobicoke	159	166	0	0	423	591	177	278
North York	265	64	0	0	1,488	1,665	75	0
Scarborough	254	228	0	0	840	475	0	0
York	21	8	0	0	0	153	0	264
York Region	1,741	1,688	4	0	2,571	1,635	69	15
Aurora	55	242	0	0	0	0	0	0
East Gwillimbury	118	9	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	356	709	0	0	2,124	673	15	15
Newmarket	101	129	0	0	21	0	50	0
Richmond Hill	247	190	4	0	201	408	4	0
Vaughan	787	342	0	0	225	554	0	0
Whitchurch-Stouffville	77	67	0	0	0	0	0	0
Peel Region	862	919	0	0	914	2,592	28	12
Brampton	490	402	0	0	0	0	0	0
Caledon	0	19	0	0	0	0	25	0
Mississauga	372	498	0	0	914	2,592	3	12
Halton Region	1,517	1,086	0	0	301	276	0	108
Burlington	331	398	0	0	88	0	0	108
Halton Hills	121	77	0	0	0	0	0	0
Milton	588	224	0	0	213	0	0	0
Oakville	477	387	0	0	0	276	0	0
Durham Region	668	888	0	0	131	489	146	0
Ajax	276	448	0	0	0	0	0	0
Brock	0	0	0	0	0	1	0	0
Clarington	102	62	0	0	0	270	0	0
Oshawa	40	147	0	0	0	0	6	0
Pickering	57	44	0	0	0	2	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	50	14	0	0	0	0	0	0
Whitby	143	173	0	0	131	216	140	0
Remainder of Toronto CMA	50	77	0	0	0	0	0	33
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	50	67	0	0	0	0	0	33
Orangeville	0	10	0	0	0	0	0	0
Toronto CMA	5,016	4,661	4	8	9,618	12,875	634	1,379
Oshawa CMA	285	382	0	0	131	486	146	0
Greater Toronto Area (GTA)	5,582	5,364	4	8	9,837	13,362	780	1,454

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
November 2007

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2007	Nov 2006	Nov 2007	Nov 2006	Nov 2007	Nov 2006	Nov 2007	Nov 2006
Toronto City	214	158	1,238	975	11	299	1,463	1,432
Toronto	19	18	344	975	11	299	374	1,292
East York	3	0	0	0	0	0	3	0
Etobicoke	16	37	0	0	0	0	16	37
North York	87	77	302	0	0	0	389	77
Scarborough	84	18	592	0	0	0	676	18
York	5	8	0	0	0	0	5	8
York Region	891	608	111	12	0	0	1,002	620
Aurora	48	28	0	0	0	0	48	28
East Gwillimbury	11	3	0	0	0	0	11	3
Georgina Township	30	11	0	0	0	0	30	11
King Township	5	0	0	0	0	0	5	0
Markham	263	159	0	0	0	0	263	159
Newmarket	49	0	0	0	0	0	49	0
Richmond Hill	81	54	26	0	0	0	107	54
Vaughan	336	242	81	6	0	0	417	248
Whitchurch-Stouffville	68	111	4	6	0	0	72	117
Peel Region	835	807	6	15	25	0	866	822
Brampton	577	499	0	0	0	0	577	499
Caledon	7	7	0	9	25	0	32	16
Mississauga	251	301	6	6	0	0	257	307
Halton Region	282	313	32	0	0	0	314	313
Burlington	45	59	0	0	0	0	45	59
Halton Hills	10	5	0	0	0	0	10	5
Milton	98	168	32	0	0	0	130	168
Oakville	129	81	0	0	0	0	129	81
Durham Region	425	391	51	120	0	1	480	512
Ajax	149	161	0	8	0	0	149	169
Brock	0	0	0	0	0	0	0	0
Clarington	28	42	16	112	0	1	44	155
Oshawa	85	83	17	0	0	0	102	83
Pickering	34	11	0	0	0	0	34	11
Scugog	0	0	0	0	0	0	0	0
Uxbridge	28	32	0	0	0	0	28	32
Whitby	105	62	18	0	0	0	123	62
Remainder of Toronto CMA	40	38	0	3	0	0	40	41
Bradford West Gwillimbury	18	31	0	0	0	0	18	31
Town of Mono	5	3	0	0	0	0	5	3
New Tecumseth	14	0	0	3	0	0	14	3
Orangeville	3	4	0	0	0	0	3	4
Toronto CMA	2,428	2,069	1,387	1,013	36	299	3,851	3,381
Oshawa CMA	218	187	51	112	0	1	269	300
Greater Toronto Area (GTA)	2,651	2,277	1,438	1,122	36	300	4,125	3,699

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - November 2007

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Toronto City	2,483	1,855	5,635	8,707	537	1,327	8,655	11,889
Toronto	573	354	2,869	5,526	52	785	3,494	6,665
East York	51	40	0	87	0	0	51	127
Etobicoke	291	376	423	591	177	278	891	1,245
North York	977	526	1,488	1,729	75	0	2,540	2,255
Scarborough	541	515	855	621	0	0	1,396	1,136
York	50	44	0	153	0	264	50	461
York Region	7,635	7,243	2,916	2,017	73	15	10,624	9,275
Aurora	313	379	0	3	0	0	313	382
East Gwillimbury	158	106	0	0	0	0	158	106
Georgina Township	145	225	0	0	0	0	145	225
King Township	21	25	0	0	0	0	21	25
Markham	1,429	2,285	2,176	940	15	15	3,620	3,240
Newmarket	350	406	68	50	50	0	468	456
Richmond Hill	879	966	227	408	8	0	1,114	1,374
Vaughan	3,256	2,162	411	610	0	0	3,667	2,772
Whitchurch-Stouffville	1,084	689	34	6	0	0	1,118	695
Peel Region	6,324	4,838	1,114	3,030	20	12	7,466	7,880
Brampton	5,046	3,594	23	118	0	0	5,069	3,712
Caledon	48	84	12	31	25	0	85	115
Mississauga	1,230	1,160	1,079	2,889	3	12	2,312	4,061
Halton Region	3,223	3,372	1,072	450	0	116	4,295	3,946
Burlington	703	691	280	146	0	116	983	953
Halton Hills	315	273	0	0	0	0	315	273
Milton	913	1,187	703	0	0	0	1,616	1,187
Oakville	1,292	1,221	89	312	0	0	1,381	1,533
Durham Region	3,139	4,322	297	690	146	1	3,582	5,013
Ajax	947	1,671	0	37	0	0	947	1,708
Brock	12	15	0	0	0	0	12	15
Clarington	505	532	44	310	0	1	549	843
Oshawa	670	926	40	83	6	0	716	1,009
Pickering	173	116	0	44	0	0	173	160
Scugog	41	63	0	0	0	0	41	63
Uxbridge	150	178	45	0	0	0	195	178
Whitby	641	821	168	216	140	0	949	1,037
Remainder of Toronto CMA	479	426	24	48	0	33	503	507
Bradford West Gwillimbury	229	71	0	0	0	0	229	71
Town of Mono	58	33	0	0	0	0	58	33
New Tecumseth	134	280	24	48	0	33	158	361
Orangeville	58	42	0	0	0	0	58	42
Toronto CMA	20,711	19,008	10,526	14,203	638	1,387	31,875	34,590
Oshawa CMA	1,816	2,279	252	609	146	1	2,214	2,889
Greater Toronto Area (GTA)	22,804	21,630	11,034	14,910	784	1,471	34,622	38,011

Source: CMHC (Starts and Completions Survey)

**Table 3: Completions by Submarket and by Dwelling Type
November 2007**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2007	Nov 2006	Nov 2007	Nov 2006	Nov 2007	Nov 2006	Nov 2007	Nov 2006	Nov 2007	Nov 2006	% Change
Toronto City	171	114	0	16	40	128	643	213	854	471	81.3
Toronto	8	17	0	0	7	29	12	80	27	126	-78.6
East York	1	3	0	0	0	0	0	0	1	3	-66.7
Etobicoke	25	20	0	10	28	42	278	0	331	72	**
North York	84	42	0	6	0	0	200	133	284	181	56.9
Scarborough	53	29	0	0	5	57	0	0	58	86	-32.6
York	0	3	0	0	0	0	153	0	153	3	**
York Region	523	513	126	136	210	113	236	48	1,095	810	35.2
Aurora	31	21	0	0	63	0	0	0	94	21	**
East Gwillimbury	4	8	0	0	25	0	0	0	29	8	**
Georgina Township	8	5	0	0	0	0	0	0	8	5	60.0
King Township	0	2	0	0	0	0	0	0	0	2	-100.0
Markham	134	162	0	74	20	35	15	48	169	319	-47.0
Newmarket	54	9	6	2	0	12	0	0	60	23	160.9
Richmond Hill	74	103	12	8	46	14	221	0	353	125	182.4
Vaughan	127	132	106	52	56	41	0	0	289	225	28.4
Whitchurch-Stouffville	91	71	2	0	0	11	0	0	93	82	13.4
Peel Region	339	403	122	134	118	63	12	0	591	600	-1.5
Brampton	304	331	48	90	30	36	0	0	382	457	-16.4
Caledon	2	8	2	6	0	0	0	0	4	14	-71.4
Mississauga	33	64	72	38	88	27	12	0	205	129	58.9
Halton Region	207	271	20	20	145	41	123	0	495	332	49.1
Burlington	41	21	4	2	49	4	108	0	202	27	**
Halton Hills	31	8	0	0	6	0	0	0	37	8	**
Milton	25	175	8	14	69	0	0	0	102	189	-46.0
Oakville	110	67	8	4	21	37	15	0	154	108	42.6
Durham Region	290	312	4	6	16	58	215	0	525	376	39.6
Ajax	107	98	4	4	5	37	0	0	116	139	-16.5
Brock	0	0	0	0	0	0	0	0	0	0	n/a
Clarington	41	46	0	2	0	0	0	0	41	48	-14.6
Oshawa	65	85	0	0	6	15	0	0	71	100	-29.0
Pickering	10	18	0	0	0	0	0	0	10	18	-44.4
Scugog	0	0	0	0	0	0	0	0	0	0	n/a
Uxbridge	9	34	0	0	0	0	0	0	9	34	-73.5
Whitby	58	31	0	0	5	6	215	0	278	37	**
Remainder of Toronto CMA	42	28	4	4	3	20	0	0	49	52	-5.8
Bradford West Gwillimbury	25	0	0	0	0	0	0	0	25	0	n/a
Town of Mono	4	3	0	0	0	0	0	0	4	3	33.3
New Tecumseth	6	23	4	4	0	20	0	0	10	47	-78.7
Orangeville	7	2	0	0	3	0	0	0	10	2	**
Toronto CMA	1,367	1,458	272	312	472	398	906	261	3,017	2,429	24.2
Oshawa CMA	164	162	0	2	11	21	215	0	390	185	110.8
Greater Toronto Area (GTA)	1,530	1,613	272	312	529	403	1,229	261	3,560	2,589	37.5

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - November 2007

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	% Change
Toronto City	972	1,096	104	211	407	932	4,767	9,400	6,245	11,639	-46.3
Toronto	118	113	12	37	137	166	3,011	4,596	3,278	4,912	-33.3
East York	24	28	2	0	0	12	66	14	92	54	70.4
Etobicoke	119	126	62	28	73	130	470	1,050	724	1,334	-45.7
North York	424	433	10	24	31	182	784	2,126	1,249	2,765	-54.8
Scarborough	258	382	4	108	161	442	247	1,398	670	2,330	-71.2
York	29	14	14	14	0	0	189	216	232	244	-4.9
York Region	4,981	5,562	1,092	1,002	1,650	1,636	1,917	1,354	9,650	9,554	1.0
Aurora	122	86	0	0	189	13	0	0	311	99	**
East Gwillimbury	69	70	0	0	76	0	0	0	145	70	107.1
Georgina Township	107	261	0	6	0	0	0	0	107	267	-59.9
King Township	16	29	0	0	0	0	0	65	16	94	-83.0
Markham	857	1,807	262	426	484	686	724	602	2,327	3,521	-33.9
Newmarket	152	327	82	192	39	129	0	0	273	648	-57.9
Richmond Hill	724	1,375	90	180	311	510	408	510	1,533	2,575	-40.5
Vaughan	2,139	1,097	456	166	561	180	785	177	3,941	1,620	143.3
Whitchurch-Stouffville	795	510	202	32	0	118	0	0	997	660	51.1
Peel Region	3,636	3,653	984	1,164	1,105	1,578	686	2,545	6,411	6,940	-28.3
Brampton	2,919	2,996	720	782	396	466	0	49	4,035	4,293	-6.0
Caledon	69	61	24	24	13	8	0	0	106	93	14.0
Mississauga	648	596	240	358	696	1,104	686	2,496	2,270	4,554	-50.2
Halton Region	2,084	2,149	256	422	1,326	969	375	514	4,041	4,054	-0.3
Burlington	351	329	22	144	410	335	312	440	1,095	1,248	-12.3
Halton Hills	175	375	0	56	88	67	0	0	263	498	-47.2
Milton	820	663	192	216	377	161	48	51	1,437	1,091	31.7
Oakville	738	782	42	6	451	406	15	23	1,246	1,217	2.4
Durham Region	3,059	3,234	128	276	797	824	451	304	4,435	4,638	-4.4
Ajax	994	1,025	100	252	483	426	0	0	1,577	1,703	-7.4
Brock	18	14	0	0	0	0	0	1	18	15	20.0
Clarington	493	486	2	2	65	40	234	0	794	528	50.4
Oshawa	726	671	0	4	98	71	0	4	824	750	9.9
Pickering	89	94	16	6	31	108	2	0	138	208	-33.7
Scugog	62	91	0	0	0	0	0	0	62	91	-31.9
Uxbridge	170	123	2	0	8	40	0	59	180	222	-18.9
Whitby	507	730	8	12	112	139	215	240	842	1,121	-24.9
Remainder of Toronto CMA	288	376	12	10	60	94	78	0	438	480	-8.8
Bradford West Gwillimbury	106	62	0	0	0	0	45	0	151	62	143.5
Town of Mono	25	42	0	0	0	0	0	0	25	42	-40.5
New Tecumseth	106	235	12	10	50	84	33	0	201	329	-38.9
Orangeville	51	37	0	0	10	10	0	0	61	47	29.8
Toronto CMA	12,863	13,749	2,544	2,923	4,665	5,448	7,513	13,432	27,585	35,552	-22.4
Oshawa CMA	1,726	1,887	10	18	275	250	449	244	2,460	2,399	2.5
Greater Toronto Area (GTA)	14,732	15,694	2,564	3,075	5,290	5,939	8,196	14,117	30,782	38,825	-20.7

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
November 2007**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2007	Nov 2006	Nov 2007	Nov 2006	Nov 2007	Nov 2006	Nov 2007	Nov 2006
Toronto City	40	120	0	8	365	213	278	0
Toronto	7	21	0	8	12	80	0	0
East York	0	0	0	0	0	0	0	0
Etobicoke	28	42	0	0	0	0	278	0
North York	0	0	0	0	200	133	0	0
Scarborough	5	57	0	0	0	0	0	0
York	0	0	0	0	153	0	0	0
York Region	210	113	0	0	236	48	0	0
Aurora	63	0	0	0	0	0	0	0
East Gwillimbury	25	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	20	35	0	0	15	48	0	0
Newmarket	0	12	0	0	0	0	0	0
Richmond Hill	46	14	0	0	221	0	0	0
Vaughan	56	41	0	0	0	0	0	0
Whitchurch-Stouffville	0	11	0	0	0	0	0	0
Peel Region	118	63	0	0	12	0	0	0
Brampton	30	36	0	0	0	0	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	88	27	0	0	12	0	0	0
Halton Region	145	41	0	0	15	0	108	0
Burlington	49	4	0	0	0	0	108	0
Halton Hills	6	0	0	0	0	0	0	0
Milton	69	0	0	0	0	0	0	0
Oakville	21	37	0	0	15	0	0	0
Durham Region	16	58	0	0	215	0	0	0
Ajax	5	37	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	0	0	0	0	0	0	0
Oshawa	6	15	0	0	0	0	0	0
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	5	6	0	0	215	0	0	0
Remainder of Toronto CMA	3	20	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	20	0	0	0	0	0	0
Orangeville	3	0	0	0	0	0	0	0
Toronto CMA	472	390	0	8	628	261	278	0
Oshawa CMA	11	21	0	0	215	0	0	0
Greater Toronto Area (GTA)	529	395	0	8	843	261	386	0

Source: CMHC (Starts and Completions Survey)

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - November 2007**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Toronto City	402	900	0	32	4,263	8,548	504	852
Toronto	137	158	0	8	2,810	4,117	201	479
East York	0	12	0	0	45	0	21	14
Etobicoke	73	106	0	24	192	1,050	278	0
North York	31	182	0	0	780	1,767	4	359
Scarborough	161	442	0	0	247	1,398	0	0
York	0	0	0	0	189	216	0	0
York Region	1,660	1,636	0	0	1,856	1,318	61	36
Aurora	189	13	0	0	0	0	0	0
East Gwillimbury	76	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	65	0	0
Markham	484	686	0	0	723	598	1	4
Newmarket	39	129	0	0	0	0	0	0
Richmond Hill	311	510	0	0	408	510	0	0
Vaughan	561	180	0	0	725	145	60	32
Whitchurch-Stouffville	0	118	0	0	0	0	0	0
Peel Region	1,105	1,578	0	0	651	2,545	35	0
Brampton	396	466	0	0	0	49	0	0
Caledon	13	8	0	0	0	0	0	0
Mississauga	696	1,104	0	0	651	2,496	35	0
Halton Region	1,302	950	24	19	267	356	108	158
Burlington	386	316	24	19	204	282	108	158
Halton Hills	88	67	0	0	0	0	0	0
Milton	377	161	0	0	48	51	0	0
Oakville	451	406	0	0	15	23	0	0
Durham Region	797	808	0	16	451	300	0	4
Ajax	483	426	0	0	0	0	0	0
Brock	0	0	0	0	0	1	0	0
Clarington	65	40	0	0	234	0	0	0
Oshawa	98	71	0	0	0	0	0	4
Pickering	31	108	0	0	2	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	8	40	0	0	0	59	0	0
Whitby	112	123	0	16	215	240	0	0
Remainder of Toronto CMA	60	94	0	0	45	0	33	0
Bradford West Gwillimbury	0	0	0	0	45	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	50	84	0	0	0	0	33	0
Orangeville	10	10	0	0	0	0	0	0
Toronto CMA	4,665	5,416	0	32	6,880	12,544	633	888
Oshawa CMA	275	234	0	16	449	240	0	4
Greater Toronto Area (GTA)	5,266	5,872	24	67	7,480	13,067	708	1,050

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
November 2007

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2007	Nov 2006	Nov 2007	Nov 2006	Nov 2007	Nov 2006	Nov 2007	Nov 2006
Toronto City	211	193	365	270	278	8	854	471
Toronto	15	38	12	80	0	8	27	126
East York	1	3	0	0	0	0	1	3
Etobicoke	53	72	0	0	278	0	331	72
North York	84	48	200	133	0	0	284	181
Scarborough	58	29	0	57	0	0	58	86
York	0	3	153	0	0	0	153	3
York Region	846	727	249	83	0	0	1,095	810
Aurora	94	21	0	0	0	0	94	21
East Gwillimbury	29	8	0	0	0	0	29	8
Georgina Township	8	5	0	0	0	0	8	5
King Township	0	2	0	0	0	0	0	2
Markham	154	236	15	83	0	0	169	319
Newmarket	56	23	4	0	0	0	60	23
Richmond Hill	128	125	225	0	0	0	353	125
Vaughan	284	225	5	0	0	0	289	225
Whitchurch-Stouffville	93	82	0	0	0	0	93	82
Peel Region	498	529	93	71	0	0	591	600
Brampton	382	419	0	38	0	0	382	457
Caledon	4	8	0	6	0	0	4	14
Mississauga	112	102	93	27	0	0	205	129
Halton Region	289	328	98	4	108	0	495	332
Burlington	80	23	14	4	108	0	202	27
Halton Hills	37	8	0	0	0	0	37	8
Milton	33	189	69	0	0	0	102	189
Oakville	139	108	15	0	0	0	154	108
Durham Region	304	367	221	9	0	0	525	376
Ajax	116	139	0	0	0	0	116	139
Brock	0	0	0	0	0	0	0	0
Clarington	41	48	0	0	0	0	41	48
Oshawa	65	91	6	9	0	0	71	100
Pickering	10	18	0	0	0	0	10	18
Scugog	0	0	0	0	0	0	0	0
Uxbridge	9	34	0	0	0	0	9	34
Whitby	63	37	215	0	0	0	278	37
Remainder of Toronto CMA	44	46	5	6	0	0	49	52
Bradford West Gwillimbury	25	0	0	0	0	0	25	0
Town of Mono	4	3	0	0	0	0	4	3
New Tecumseth	5	41	5	6	0	0	10	47
Orangeville	10	2	0	0	0	0	10	2
Toronto CMA	1,943	1,991	796	430	278	8	3,017	2,429
Oshawa CMA	169	176	221	9	0	0	390	185
Greater Toronto Area (GTA)	2,148	2,144	1,026	437	386	8	3,560	2,589

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - November 2007

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Toronto City	1,287	1,971	4,454	8,784	504	884	6,245	11,639
Toronto	148	310	2,929	4,115	201	487	3,278	4,912
East York	26	40	45	0	21	14	92	54
Etobicoke	254	260	192	1,050	278	24	724	1,334
North York	443	538	802	1,868	4	359	1,249	2,765
Scarborough	373	795	297	1,535	0	0	670	2,330
York	43	28	189	216	0	0	232	244
York Region	7,457	7,791	2,132	1,727	61	36	9,650	9,554
Aurora	307	88	4	11	0	0	311	99
East Gwillimbury	145	70	0	0	0	0	145	70
Georgina Township	107	267	0	0	0	0	107	267
King Township	16	29	0	65	0	0	16	94
Markham	1,491	2,593	835	924	1	4	2,327	3,521
Newmarket	215	631	58	17	0	0	273	648
Richmond Hill	1,112	2,019	421	556	0	0	1,533	2,575
Vaughan	3,067	1,434	814	154	60	32	3,941	1,620
Whitchurch-Stouffville	997	660	0	0	0	0	997	660
Peel Region	5,278	5,506	1,098	3,434	35	0	6,411	8,940
Brampton	3,994	4,052	41	241	0	0	4,035	4,293
Caledon	89	65	17	28	0	0	106	93
Mississauga	1,195	1,389	1,040	3,165	35	0	2,270	4,554
Halton Region	3,074	3,330	823	547	144	177	4,041	4,054
Burlington	552	653	399	418	144	177	1,095	1,248
Halton Hills	263	480	0	18	0	0	263	498
Milton	1,137	1,040	300	51	0	0	1,437	1,091
Oakville	1,122	1,157	124	60	0	0	1,246	1,217
Durham Region	3,834	4,013	600	605	1	20	4,435	4,638
Ajax	1,549	1,513	28	190	0	0	1,577	1,703
Brock	18	15	0	0	0	0	18	15
Clarington	520	528	273	0	1	0	794	528
Oshawa	771	731	53	15	0	4	824	750
Pickering	107	107	31	101	0	0	138	208
Scugog	62	91	0	0	0	0	62	91
Uxbridge	180	163	0	59	0	0	180	222
Whitby	627	865	215	240	0	16	842	1,121
Remainder of Toronto CMA	332	443	73	37	33	0	438	480
Bradford West Gwillimbury	106	62	45	0	0	0	151	62
Town of Mono	25	42	0	0	0	0	25	42
New Tecumseth	140	292	28	37	33	0	201	329
Orangeville	61	47	0	0	0	0	61	47
Toronto CMA	18,712	20,171	8,240	14,461	633	920	27,585	35,552
Oshawa CMA	1,918	2,124	541	255	1	20	2,460	2,399
Greater Toronto Area (GTA)	20,930	22,611	9,107	15,097	745	1,117	30,782	38,825

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2007

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$349,999		\$350,000 - \$399,999		\$400,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
November 2007	0	0.0	2	1.1	35	19.3	19	10.5	125	69.1	181	789,900	820,630
November 2006	0	0.0	0	0.0	3	3.7	13	16.0	65	80.2	81	749,000	971,215
Year-to-date 2007	1	0.1	55	5.7	87	8.9	101	10.4	729	74.9	973	870,000	930,360
Year-to-date 2006	26	2.5	136	12.8	156	14.7	58	5.5	684	64.5	1,060	799,000	866,341
Toronto													
November 2007	0	0.0	0	0.0	0	0.0	1	10.0	9	90.0	10	1,299,000	1,423,300
November 2006	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
Year-to-date 2007	0	0.0	0	0.0	1	0.8	3	2.5	117	96.7	121	1,099,000	1,163,518
Year-to-date 2006	0	0.0	1	0.9	1	0.9	2	1.8	107	96.4	111	900,000	1,171,787
East York													
November 2007	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
November 2006	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2007	0	0.0	2	5.9	1	2.9	4	11.8	27	79.4	34	950,000	1,015,750
Year-to-date 2006	0	0.0	3	9.1	1	3.0	1	3.0	28	84.8	33	899,000	931,158
Etobicoke													
November 2007	0	0.0	0	0.0	0	0.0	0	0.0	25	100.0	25	800,000	991,316
November 2006	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	824,000	962,100
Year-to-date 2007	0	0.0	3	2.3	1	0.8	23	17.6	104	79.4	131	800,000	884,495
Year-to-date 2006	1	0.9	0	0.0	2	1.8	4	3.7	102	93.6	109	899,000	937,031
North York													
November 2007	0	0.0	0	0.0	1	1.1	0	0.0	89	98.9	90	799,000	948,984
November 2006	0	0.0	0	0.0	0	0.0	0	0.0	29	100.0	29	1,200,000	1,413,414
Year-to-date 2007	0	0.0	0	0.0	3	0.7	0	0.0	406	99.3	409	1,099,000	1,186,153
Year-to-date 2006	0	0.0	0	0.0	2	0.5	7	1.7	401	97.8	410	1,082,000	1,217,529
Scarborough													
November 2007	0	0.0	2	3.7	34	63.0	18	33.3	0	0.0	54	375,900	403,974
November 2006	0	0.0	0	0.0	3	10.3	11	37.9	15	51.7	29	524,990	506,543
Year-to-date 2007	1	0.4	50	19.6	81	31.8	68	26.7	55	21.6	255	395,900	441,141
Year-to-date 2006	25	6.5	130	33.9	150	39.1	38	9.9	41	10.7	384	374,900	383,289
York													
November 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2006	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	3	13.0	20	87.0	23	600,000	714,043
Year-to-date 2006	0	0.0	2	15.4	0	0.0	6	46.2	5	38.5	13	459,000	693,769

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
November 2007**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$349,999		\$350,000 - \$399,999		\$400,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
November 2007	4	0.8	21	4.1	69	13.3	260	50.3	163	31.5	517	459,900	486,274
November 2006	9	1.8	18	3.5	97	19.1	191	37.6	193	38.0	508	478,990	488,122
Year-to-date 2007	88	1.8	151	3.0	580	11.7	2,139	43.1	2,003	40.4	4,961	482,900	509,125
Year-to-date 2006	304	5.5	585	10.5	1,114	20.1	2,352	42.4	1,191	21.5	5,546	432,900	447,793
Aurora													
November 2007	0	0.0	0	0.0	0	0.0	11	36.7	19	63.3	30	515,445	514,434
November 2006	0	0.0	0	0.0	0	0.0	16	80.0	4	20.0	20	478,990	517,733
Year-to-date 2007	0	0.0	2	1.7	6	5.0	41	33.9	72	59.5	121	515,990	574,191
Year-to-date 2006	0	0.0	0	0.0	3	3.5	63	74.1	19	22.4	85	478,990	549,957
East Gwillimbury													
November 2007	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
November 2006	5	62.5	3	37.5	0	0.0	0	0.0	0	0.0	8	--	--
Year-to-date 2007	20	29.0	18	26.1	2	2.9	4	5.8	25	36.2	69	343,990	475,722
Year-to-date 2006	28	38.9	24	33.3	0	0.0	5	6.9	15	20.8	72	310,945	410,768
Georgina Township													
November 2007	4	50.0	0	0.0	0	0.0	1	12.5	3	37.5	8	--	--
November 2006	2	40.0	1	20.0	1	20.0	1	20.0	0	0.0	5	--	--
Year-to-date 2007	59	55.1	19	17.8	5	4.7	7	6.5	17	15.9	107	295,900	376,025
Year-to-date 2006	225	86.5	7	2.7	8	3.1	9	3.5	11	4.2	260	249,900	278,501
King Township													
November 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2006	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	16	100.0	16	770,000	845,250
Year-to-date 2006	0	0.0	1	4.0	0	0.0	2	8.0	22	88.0	25	765,000	824,040
Markham													
November 2007	0	0.0	12	9.0	36	26.9	66	49.3	20	14.9	134	411,490	431,594
November 2006	2	1.2	10	6.2	34	21.0	37	22.8	79	48.8	162	499,990	484,128
Year-to-date 2007	2	0.2	70	8.2	155	18.1	393	45.9	237	27.7	857	445,900	459,903
Year-to-date 2006	7	0.4	380	21.0	475	26.3	737	40.7	210	11.6	1,809	405,990	419,289
Newmarket													
November 2007	0	0.0	9	17.0	23	43.4	11	20.8	10	18.9	53	364,990	435,243
November 2006	0	0.0	3	33.3	6	66.7	0	0.0	0	0.0	9	--	--
Year-to-date 2007	2	1.4	19	13.0	41	28.1	30	20.5	54	37.0	146	469,990	468,907
Year-to-date 2006	40	12.3	136	41.7	134	41.1	11	3.4	5	1.5	326	344,900	348,490
Richmond Hill													
November 2007	0	0.0	0	0.0	2	2.7	38	52.1	33	45.2	73	489,900	525,953
November 2006	0	0.0	0	0.0	12	11.8	42	41.2	48	47.1	102	493,740	497,870
Year-to-date 2007	1	0.1	1	0.1	28	3.9	311	43.0	382	52.8	723	505,000	538,234
Year-to-date 2006	0	0.0	13	0.9	225	16.4	757	55.2	377	27.5	1,372	454,990	472,521
Vaughan													
November 2007	0	0.0	0	0.0	7	5.6	47	37.9	70	56.5	124	518,990	563,522
November 2006	0	0.0	1	0.8	25	19.1	51	38.9	54	41.2	131	480,990	525,354
Year-to-date 2007	2	0.1	1	0.0	207	9.8	792	37.3	1,119	52.8	2,121	505,990	546,440
Year-to-date 2006	2	0.2	15	1.4	166	15.3	416	38.4	484	44.7	1,083	485,990	518,508
Whitchurch-Stouffville													
November 2007	0	0.0	0	0.0	1	1.1	86	94.5	4	4.4	91	431,425	441,472
November 2006	0	0.0	0	0.0	19	27.1	44	62.9	7	10.0	70	419,140	454,842
Year-to-date 2007	2	0.2	21	2.6	136	17.0	561	70.0	81	10.1	801	424,960	448,150
Year-to-date 2006	2	0.4	9	1.8	103	20.0	352	68.5	48	9.3	514	437,650	451,717

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2007

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$349,999		\$350,000 - \$399,999		\$400,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
November 2007	1	0.3	71	22.8	98	31.4	88	28.2	54	17.3	312	397,945	424,094
November 2006	6	1.5	73	17.7	122	29.6	168	40.8	43	10.4	412	402,990	420,848
Year-to-date 2007	73	2.0	721	19.8	1,050	28.8	1,107	30.4	691	19.0	3,642	399,900	434,596
Year-to-date 2006	161	4.3	967	26.0	1,318	35.4	954	25.7	319	8.6	3,719	377,900	400,884
Brampton													
November 2007	1	0.4	71	25.7	98	35.5	77	27.9	29	10.5	276	387,945	405,699
November 2006	6	1.8	73	21.5	120	35.3	125	36.8	16	4.7	340	389,990	394,939
Year-to-date 2007	70	2.4	719	24.6	1,043	35.7	801	27.4	288	9.9	2,921	381,900	398,642
Year-to-date 2006	158	5.2	964	31.8	1,195	39.4	593	19.5	125	4.1	3,035	365,000	374,455
Caledon													
November 2007	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
November 2006	0	0.0	0	0.0	0	0.0	3	37.5	5	62.5	8	--	--
Year-to-date 2007	3	4.4	2	2.9	2	2.9	10	14.7	51	75.0	68	650,000	770,306
Year-to-date 2006	3	4.5	1	1.5	7	10.4	17	25.4	39	58.2	67	525,000	605,346
Mississauga													
November 2007	0	0.0	0	0.0	0	0.0	10	29.4	24	70.6	34	529,400	563,067
November 2006	0	0.0	0	0.0	2	3.1	40	62.5	22	34.4	64	461,445	537,195
Year-to-date 2007	0	0.0	0	0.0	5	0.8	296	45.3	352	53.9	653	509,900	560,462
Year-to-date 2006	0	0.0	2	0.3	116	18.8	344	55.8	155	25.1	617	447,990	508,687
Halton Region													
November 2007	0	0.0	1	0.5	48	24.7	43	22.2	102	52.6	194	519,500	560,943
November 2006	2	0.8	73	28.2	72	27.8	51	19.7	61	23.6	259	389,900	441,666
Year-to-date 2007	37	1.8	240	11.5	595	28.5	513	24.5	706	33.8	2,091	419,900	524,379
Year-to-date 2006	126	5.8	470	21.5	563	25.7	440	20.1	588	26.9	2,187	397,990	500,074
Burlington													
November 2007	0	0.0	0	0.0	14	41.2	16	47.1	4	11.8	34	400,000	490,735
November 2006	0	0.0	2	14.3	3	21.4	6	42.9	3	21.4	14	404,900	531,383
Year-to-date 2007	22	6.3	98	28.0	121	34.6	63	18.0	46	13.1	350	375,000	439,195
Year-to-date 2006	33	10.0	67	20.4	113	34.3	34	10.3	82	24.9	329	371,990	518,245
Halton Hills													
November 2007	0	0.0	1	3.2	16	51.6	11	35.5	3	9.7	31	399,900	436,203
November 2006	1	6.7	2	13.3	7	46.7	2	13.3	3	20.0	15	375,990	416,859
Year-to-date 2007	1	0.6	5	2.9	59	33.9	92	52.9	17	9.8	174	410,900	445,404
Year-to-date 2006	25	6.6	99	26.0	167	43.8	67	17.6	23	6.0	381	370,990	385,373
Milton													
November 2007	0	0.0	0	0.0	18	72.0	4	16.0	3	12.0	25	380,900	453,792
November 2006	1	0.6	69	41.6	61	36.7	35	21.1	0	0.0	166	369,900	368,041
Year-to-date 2007	12	1.4	134	16.1	411	49.3	265	31.8	12	1.4	834	389,900	395,053
Year-to-date 2006	51	7.8	291	44.6	187	28.7	111	17.0	12	1.8	652	349,990	363,110
Oakville													
November 2007	0	0.0	0	0.0	0	0.0	12	11.5	92	88.5	104	588,490	646,835
November 2006	0	0.0	0	0.0	1	1.6	8	12.5	55	85.9	64	580,745	618,818
Year-to-date 2007	2	0.3	3	0.4	4	0.5	93	12.7	631	86.1	733	595,990	730,945
Year-to-date 2006	17	2.1	13	1.6	96	11.6	228	27.6	471	57.1	825	529,990	654,042

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
November 2007**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$349,999		\$350,000 - \$399,999		\$400,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
November 2007	90	30.6	42	14.3	25	8.5	76	25.9	61	20.7	294	390,445	400,357
November 2006	113	35.9	48	15.2	51	16.2	56	17.8	47	14.9	315	346,600	365,679
Year-to-date 2007	953	32.1	590	19.8	421	14.2	669	22.5	340	11.4	2,973	346,600	369,795
Year-to-date 2006	1,199	38.6	702	22.6	487	15.7	516	16.6	201	6.5	3,105	325,900	344,270
Ajax													
November 2007	6	5.3	5	4.4	8	7.1	53	46.9	41	36.3	113	488,800	471,977
November 2006	3	2.9	10	9.8	20	19.6	38	37.3	31	30.4	102	442,750	443,637
Year-to-date 2007	83	8.3	99	9.9	142	14.3	428	43.0	244	24.5	996	438,800	440,849
Year-to-date 2006	268	25.8	196	18.9	177	17.0	302	29.1	96	9.2	1,039	366,600	370,312
Brock													
November 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Clarington													
November 2007	20	45.5	11	25.0	2	4.5	6	13.6	5	11.4	44	305,945	357,320
November 2006	31	66.0	8	17.0	3	6.4	2	4.3	3	6.4	47	264,990	295,710
Year-to-date 2007	246	50.4	134	27.5	43	8.8	49	10.0	16	3.3	488	299,990	316,036
Year-to-date 2006	318	67.4	74	15.7	26	5.5	34	7.2	20	4.2	472	273,945	296,487
Oshawa													
November 2007	38	61.3	13	21.0	7	11.3	3	4.8	1	1.6	62	284,990	302,346
November 2006	45	56.3	11	13.8	12	15.0	10	12.5	2	2.5	80	281,490	315,852
Year-to-date 2007	369	51.0	197	27.2	112	15.5	38	5.2	8	1.1	724	299,990	309,811
Year-to-date 2006	262	40.3	171	26.3	128	19.7	72	11.1	17	2.6	650	316,990	328,971
Pickering													
November 2007	0	0.0	0	0.0	0	0.0	1	10.0	9	90.0	10	605,500	603,050
November 2006	0	0.0	5	27.8	5	27.8	2	11.1	6	33.3	18	392,150	431,133
Year-to-date 2007	0	0.0	12	14.1	19	22.4	20	23.5	34	40.0	85	491,100	490,952
Year-to-date 2006	1	1.1	22	23.4	17	18.1	32	34.0	22	23.4	94	418,850	437,807
Scugog													
November 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Uxbridge													
November 2007	3	33.3	2	22.2	0	0.0	4	44.4	0	0.0	9	--	--
November 2006	20	58.8	8	23.5	2	5.9	1	2.9	3	8.8	34	284,400	334,539
Year-to-date 2007	66	39.3	21	12.5	16	9.5	48	28.6	17	10.1	168	340,500	373,520
Year-to-date 2006	63	50.8	23	18.5	10	8.1	13	10.5	15	12.1	124	299,350	363,967
Whitby													
November 2007	23	41.1	11	19.6	8	14.3	9	16.1	5	8.9	56	338,990	368,244
November 2006	14	41.2	6	17.6	9	26.5	3	8.8	2	5.9	34	312,945	342,256
Year-to-date 2007	189	36.9	127	24.8	89	17.4	86	16.8	21	4.1	512	337,990	346,194
Year-to-date 2006	287	39.5	216	29.8	129	17.8	63	8.7	31	4.3	726	315,445	336,291

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2007

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$349,999		\$350,000 - \$399,999		\$400,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
November 2007	10	23.8	13	31.0	13	31.0	1	2.4	5	11.9	42	348,445	370,978
November 2006	18	66.7	2	7.4	1	3.7	2	7.4	4	14.8	27	269,900	319,944
Year-to-date 2007	130	45.9	87	30.7	25	8.8	12	4.2	29	10.2	283	309,900	371,021
Year-to-date 2006	248	66.1	63	16.8	11	2.9	21	5.6	32	8.5	375	279,900	307,224
Bradford West Gwillimbury													
November 2007	1	4.0	12	48.0	12	48.0	0	0.0	0	0.0	25	349,990	345,223
November 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2007	31	29.2	39	36.8	18	17.0	8	7.5	10	9.4	106	329,990	378,676
Year-to-date 2006	31	47.0	18	27.3	1	1.5	2	3.0	14	21.2	66	306,450	363,163
Town of Mono													
November 2007	1	25.0	0	0.0	0	0.0	0	0.0	3	75.0	4	--	--
November 2006	0	0.0	0	0.0	1	25.0	1	25.0	2	50.0	4	--	--
Year-to-date 2007	1	5.3	0	0.0	1	5.3	2	10.5	15	78.9	19	549,900	918,358
Year-to-date 2006	2	5.1	2	5.1	5	12.8	16	41.0	14	35.9	39	435,000	451,500
New Tecumseth													
November 2007	3	50.0	0	0.0	0	0.0	1	16.7	2	33.3	6	--	--
November 2006	17	77.3	2	9.1	0	0.0	1	4.5	2	9.1	22	252,400	293,676
Year-to-date 2007	83	77.6	18	16.8	0	0.0	2	1.9	4	3.7	107	279,900	291,023
Year-to-date 2006	193	82.5	32	13.7	2	0.9	3	1.3	4	1.7	234	250,900	269,404
Orangeville													
November 2007	5	71.4	1	14.3	1	14.3	0	0.0	0	0.0	7	--	--
November 2006	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2007	15	29.4	30	58.8	6	11.8	0	0.0	0	0.0	51	314,900	319,041
Year-to-date 2006	22	61.1	11	30.6	3	8.3	0	0.0	0	0.0	36	289,900	294,194
Toronto CMA													
November 2007	24	1.8	115	8.6	257	19.1	453	33.7	495	36.8	1,344	459,740	522,760
November 2006	58	4.1	187	13.1	319	22.4	460	32.2	403	28.2	1,427	426,900	476,524
Year-to-date 2007	456	3.5	1,288	10.0	2,393	18.6	4,305	33.5	4,407	34.3	####	446,990	514,058
Year-to-date 2006	1,164	8.4	2,395	17.3	3,253	23.5	4,138	30.0	2,865	20.7	####	401,990	463,415
Oshawa CMA													
November 2007	81	50.0	35	21.6	17	10.5	18	11.1	11	6.8	162	300,990	340,056
November 2006	90	55.9	25	15.5	24	14.9	15	9.3	7	4.3	161	287,990	315,548
Year-to-date 2007	804	46.6	458	26.6	244	14.2	173	10.0	45	2.6	1,724	307,990	322,382
Year-to-date 2006	867	46.9	461	24.9	283	15.3	169	9.1	68	3.7	1,848	305,990	323,550
Greater Toronto Area													
November 2007	95	6.3	137	9.1	275	18.4	486	32.4	505	33.7	1,498	445,990	506,531
November 2006	130	8.3	212	13.5	345	21.9	479	30.4	409	26.0	1,575	415,990	463,241
Year-to-date 2007	1,152	7.9	1,757	12.0	2,733	18.7	4,529	30.9	4,469	30.5	####	428,900	492,473
Year-to-date 2006	1,816	11.6	2,860	18.3	3,638	23.3	4,320	27.7	2,983	19.1	####	394,990	451,770

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units
November 2007**

Submarket	Nov 2007	Nov 2006	% Change	YTD 2007	YTD 2006	% Change
Toronto City	820,630	971,215	-15.5	930,360	866,341	7.4
Toronto	1,423,300	--	n/a	1,163,518	1,171,787	-0.7
East York	--	--	n/a	1,015,750	931,158	9.1
Etobicoke	991,316	962,100	3.0	884,495	937,031	-5.6
North York	948,984	1,413,414	-32.9	1,186,153	1,217,529	-2.6
Scarborough	403,974	506,543	-20.2	441,141	383,289	15.1
York	--	--	n/a	714,043	693,769	2.9
York Region	486,274	480,122	-0.4	509,125	447,793	13.7
Aurora	514,434	517,733	-0.6	574,191	549,957	4.4
East Gwillimbury	--	--	n/a	475,722	410,768	15.8
Georgina Township	--	--	n/a	376,025	278,501	35.0
King Township	--	--	n/a	845,250	824,040	2.6
Markham	431,594	484,128	-10.9	459,903	419,289	9.7
Newmarket	435,243	--	n/a	468,907	348,490	34.6
Richmond Hill	525,953	497,870	5.6	538,234	472,521	13.9
Vaughan	563,522	525,354	7.3	546,440	518,508	5.4
Whitchurch-Stouffville	441,472	454,842	-2.9	448,150	451,717	-0.8
Peel Region	424,094	420,848	0.8	434,596	400,884	8.4
Brampton	405,699	394,939	2.7	398,642	374,455	6.5
Caledon	--	--	n/a	770,306	605,346	27.3
Mississauga	563,067	537,195	4.8	560,462	508,687	10.2
Halton Region	560,943	441,666	27.0	524,379	500,074	4.9
Burlington	490,735	531,383	-7.6	439,195	518,245	-15.3
Halton Hills	436,203	416,859	4.6	445,404	385,373	15.6
Milton	453,792	368,041	23.3	395,053	363,110	8.8
Oakville	646,835	618,818	4.5	730,945	654,042	11.8
Durham Region	400,357	365,679	9.5	369,795	344,270	7.4
Ajax	471,977	443,637	6.4	440,849	370,312	19.0
Brock	--	--	n/a	--	--	n/a
Clarington	357,320	295,710	20.8	316,036	296,487	6.6
Oshawa	302,346	315,852	-4.3	309,811	328,971	-5.8
Pickering	603,050	431,133	39.9	490,952	437,807	12.1
Scugog	--	--	n/a	--	--	n/a
Uxbridge	--	334,539	n/a	373,520	363,967	2.6
Whitby	368,244	342,256	7.6	346,194	336,291	2.9
Remainder of Toronto CMA	370,978	319,944	16.0	371,021	307,224	20.8
Bradford West Gwillimbury	345,223	--	n/a	378,676	363,163	4.3
Town of Mono	--	--	n/a	918,358	451,500	103.4
New Tecumseth	--	293,676	n/a	291,023	269,404	8.0
Orangeville	--	--	n/a	319,041	294,194	8.4
Toronto CMA	522,760	476,524	9.7	514,058	463,415	10.9
Oshawa CMA	340,056	315,548	7.8	322,382	323,550	-0.4
Greater Toronto Area (GTA)	506,531	463,241	9.3	492,473	451,770	9.0

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto
November 2007

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to- New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2006	January	4,586	10.4	7,289	12,092	13,371	54.5	332,670	2.9	343,282
	February	6,756	9.5	7,287	12,869	13,314	54.7	353,928	5.9	350,514
	March	8,707	10.2	7,218	16,457	13,142	54.9	353,134	6.8	347,327
	April	8,361	-5.4	6,942	15,419	13,067	53.1	366,683	7.2	354,775
	May	9,434	2.4	7,014	17,685	13,189	53.2	365,537	5.5	352,500
	June	8,730	-4.6	6,825	14,980	12,955	52.7	358,035	3.8	353,374
	July	7,086	-3.9	7,131	12,566	13,467	53.0	341,959	4.9	350,845
	August	6,976	-6.7	6,809	12,534	12,953	52.6	338,192	4.6	353,654
	September	6,621	-9.6	6,732	15,326	13,399	50.2	349,149	3.2	351,578
	October	6,876	-4.2	7,108	13,116	13,260	53.6	356,423	4.1	356,398
	November	6,262	-5.8	6,994	10,179	13,177	53.1	355,463	4.2	358,861
	December	4,447	4.5	7,493	4,874	12,803	58.5	336,217	2.9	355,934
2007	January	5,173	12.8	7,683	12,570	13,158	58.4	353,724	6.3	364,537
	February	6,772	0.2	7,295	11,880	12,574	58.0	368,687	4.2	363,994
	March	8,518	-2.2	7,314	15,218	12,752	57.4	365,285	3.4	365,452
	April	9,452	13.0	8,015	15,793	13,148	61.0	379,025	3.4	367,489
	May	11,106	17.7	8,031	17,419	13,021	61.7	382,689	4.7	368,489
	June	10,451	19.7	8,196	14,655	12,953	63.3	381,963	6.7	373,082
	July	8,912	25.8	8,562	12,600	13,034	65.7	366,012	7.0	375,991
	August	8,057	15.5	7,832	12,109	12,559	62.4	361,898	7.0	377,285
	September	6,866	3.7	7,580	13,653	12,663	59.9	380,132	8.9	383,374
	October	7,918	15.2	7,857	13,370	12,905	60.9	394,583	10.7	390,716
	November	7,293	16.5	8,088	10,689	13,430	60.2	393,543	10.7	396,239
	December									
	Q3 2006	20,683	-6.7		40,426			342,990	4.2	
	Q3 2007	23,835	15.2		38,362			368,689	7.5	
	YTD 2006	80,395	-1.3		153,223			353,283	4.9	
	YTD 2007	90,518	12.6		149,956			376,110	6.5	

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¹Source: CREA

²Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Oshawa
November 2007

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to- New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2006	January	534	14.8	806	1,544	1,568	51.4	250,628	3.6	255,221
	February	821	24.2	876	1,591	1,591	55.0	257,030	4.0	255,804
	March	983	14.3	831	1,994	1,626	51.1	258,048	3.5	256,009
	April	931	-7.6	732	1,875	1,491	49.1	261,891	5.3	259,934
	May	1,020	0.7	766	2,048	1,561	49.1	264,199	4.1	258,768
	June	955	-1.8	758	1,670	1,491	50.8	265,839	3.6	259,716
	July	800	-5.8	748	1,365	1,438	52.0	259,470	3.2	257,743
	August	760	-5.9	772	1,465	1,475	52.4	259,462	3.0	259,772
	September	720	-8.6	754	1,605	1,471	51.2	256,378	-0.6	255,712
	October	697	-4.5	756	1,400	1,428	52.9	256,753	0.2	257,833
	November	634	-4.8	775	1,126	1,554	49.9	250,363	-3.8	253,540
	December	499	21.4	828	511	1,452	57.1	248,442	-1.9	257,834
2007	January	581	8.8	877	1,519	1,539	57.0	265,508	5.9	270,488
	February	791	-3.7	846	1,364	1,367	61.8	263,039	2.3	262,275
	March	969	-1.4	820	1,532	1,254	65.4	265,022	2.7	263,073
	April	1,083	16.3	850	1,795	1,416	60.0	232,285	-11.3	230,504
	May	1,192	16.9	892	1,958	1,481	60.2	275,723	4.4	269,922
	June	1,110	16.2	882	1,596	1,417	62.2	271,394	2.1	264,868
	July	958	19.8	897	1,393	1,476	60.8	267,497	3.1	266,056
	August	884	16.3	892	1,440	1,449	61.5	265,493	2.3	265,642
	September	721	0.1	755	1,519	1,400	54.0	271,149	5.8	270,595
	October	811	16.4	886	1,458	1,497	59.2	273,742	6.6	274,761
	November	694	9.5	853	1,057	1,461	58.4	272,532	8.9	275,905
	December									
	Q3 2006	2,280	-6.7		4,435			258,491	1.9	
	Q3 2007	2,563	12.4		4,352			267,833	3.6	
	YTD 2006	8,855	0.4		17,683			258,921	2.5	
	YTD 2007	9,794	10.6		16,631			265,285	2.5	

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¹Source: CREA

²Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators Toronto CMA
November 2007

		InteRemainder Rates			NHPI, Total, Toronto CMA 1997=100	CPI, 2002 =100	Toronto Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2006	January	658	5.80	6.30	135.2	107.9	2,786	6.5	68.8	777
	February	667	5.85	6.45	135.5	107.6	2,777	6.7	68.7	775
	March	667	6.05	6.45	135.8	108.5	2,780	6.7	68.6	776
	April	685	6.25	6.75	136.3	108.7	2,783	6.6	68.5	777
	May	685	6.25	6.75	136.7	109.0	2,796	6.4	68.5	781
	June	697	6.60	6.95	137.3	108.9	2,802	6.3	68.5	789
	July	697	6.60	6.95	137.8	108.5	2,809	6.3	68.6	795
	August	691	6.40	6.85	138.4	108.5	2,805	6.4	68.5	801
	September	682	6.40	6.70	138.4	108.1	2,803	6.6	68.5	804
	October	688	6.40	6.80	138.3	108.0	2,802	6.7	68.4	804
	November	673	6.40	6.55	138.8	108.3	2,804	6.8	68.4	804
	December	667	6.30	6.45	138.9	108.5	2,823	6.6	68.6	798
2007	January	679	6.50	6.65	139.0	108.2	2,844	6.6	69.0	789
	February	679	6.50	6.65	139.2	109.3	2,867	6.5	69.4	785
	March	669	6.40	6.49	139.4	110.3	2,866	6.7	69.5	784
	April	678	6.60	6.64	139.4	110.8	2,860	6.9	69.3	789
	May	709	6.85	7.14	140.0	111.2	2,853	6.9	69.2	792
	June	715	7.05	7.24	140.8	110.7	2,854	6.9	69.0	801
	July	715	7.05	7.24	141.1	110.7	2,851	7.0	68.9	810
	August	715	7.05	7.24	141.7	110.6	2,857	7.0	69.0	819
	September	712	7.05	7.19	142.1	110.8	2,856	6.9	68.8	825
	October	728	7.25	7.44	142.2	110.7	2,870	6.6	68.8	830
	November	725	7.20	7.39		111.0	2,873	6.6	68.7	828
	December									

*P & I means Principal and Interim (assumes \$100,000 mortgage amortized over 25 years using current 5 year interim rate)

*NHPI means New Housing Price Index

*CPI means Consumer Price Index

*SA means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), CREA (MLS®), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA

November 2007

		InterRemainder Rates			NHPI, Total, Toronto CMA 1997=100	CPI, 2002 =100	Oshawa Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2006	January	658	5.80	6.30	135.2	107.9	175.6	6.7	69.7	809
	February	667	5.85	6.45	135.5	107.6	174.7	6.6	69.1	820
	March	667	6.05	6.45	135.8	108.5	174.7	6.4	68.8	821
	April	685	6.25	6.75	136.3	108.7	175.2	6.0	68.5	820
	May	685	6.25	6.75	136.7	109.0	176.2	6.1	68.8	821
	June	697	6.60	6.95	137.3	108.9	178.5	6.1	69.5	829
	July	697	6.60	6.95	137.8	108.5	180.1	6.5	70.2	827
	August	691	6.40	6.85	138.4	108.5	180.9	6.5	70.4	816
	September	682	6.40	6.70	138.4	108.1	178.7	6.9	69.7	808
	October	688	6.40	6.80	138.3	108.0	178.0	6.8	69.1	811
	November	673	6.40	6.55	138.8	108.3	176.8	6.9	68.6	810
	December	667	6.30	6.45	138.9	108.5	177.4	6.7	68.5	813
2007	January	679	6.50	6.65	139.0	108.2	177.3	6.5	68.2	823
	February	679	6.50	6.65	139.2	109.3	177.3	6.4	67.9	836
	March	669	6.40	6.49	139.4	110.3	177.9	6.1	67.8	838
	April	678	6.60	6.64	139.4	110.8	178.6	6.2	68.0	826
	May	709	6.85	7.14	140.0	111.2	181.1	6.0	68.6	813
	June	715	7.05	7.24	140.8	110.7	181.7	6.0	68.8	810
	July	715	7.05	7.24	141.1	110.7	182.2	6.0	68.8	810
	August	715	7.05	7.24	141.7	110.6	180.8	6.6	68.5	821
	September	712	7.05	7.19	142.1	110.8	181.4	6.6	68.6	829
	October	728	7.25	7.44	142.2	110.7	182.1	6.5	68.7	843
	November	725	7.20	7.39		111.0	184.0	5.7	68.7	855
	December									

"P & I" means Principal and InterRemainder (assumes \$100,000 mortgage amortized over 25 years using current 5 year interRemainder rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), CREA (MLS®), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2001 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "dwelling unit", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "start", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "under construction" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "completion", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "absorbed" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment and other"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The **"intended market"** is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A **"Rural"** area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2001 Census area definitions.

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